

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

To: Mr Rahul Taheem
39 Wakemans Hill Avenue
Colindale
London
NW9 0TA

Application No: 201813
Application type: Non Material Amendment

Applicant: Dr Lakshmi Kanthan

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Minor amendment to planning permission 181091 (Ground floor shop extension (front), double storey rear extensions and conversion of upper parts to form 3 x 2bed self-contained flats (Use Class C3)) for part of Ground and First floor rear extension to main building omitted, Flat 1 amended with minor layout adjustments and Flat 2 and 3 with amended internal layout.

At: 40 Church Street Reading RG4 8AU

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

SFB

Date: 12 February 2021



Head of Planning, Development
& Regulatory Services

Application At: 40 Church Street Reading RG4 8AU

Application No: 201813

Application type: Non Material Amendment

CONDITIONS & REASONS

1. The drawings hereby approved as Non-material Amendments to original planning permission 181091 are as follows:

P501	Ground Floor Proposed dated November 2020
P502 A	First Floor Proposed dated 13.1.2021
P503	Roof plan Proposed dated November 2020
P504	Proposed elevations dated November 2020 (Front, Rear Boundary and internal side)
P505 B	Proposed Sections dated 11.12.2021 (Rear elevation, External side elevation, Short section and Long section)

Reason: To clarify which plans are approved.

REPLACEMENT CONDITION 10

10. No dwelling/building hereby permitted shall be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with the approved plan ref P501. The facility shall be kept available for bicycle parking at all times thereafter.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading Local Plan 2019.

REPLACEMENT CONDITION 11

11. No dwelling/building shall be occupied until the bin storage facility shown on the approved plan ref P501 has been provided and the bin storage facility shall be retained thereafter for use by occupiers of the dwelling/building at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019.

SFB

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INFORMATIVES

1. This permission relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 19.10.2020 under reference number 181091, and is bound by all the conditions attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.
2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the agreed timeframes.

SFB

Date: 12 February 2021

Head of Planning, Development
& Regulatory Services